



VACANT MEDICAL OFFICE - IMAGING

8,600-SF on 0.41 Acres | 1 Block from St. Joseph Hospital

2715 West Virginia Ave, Tampa, FL 33607

HIGHLIGHTS // 2715 WEST VIRGINIA AVE

- **TWO STORY VACANT MEDICAL OFFICE:** 8,600-SF former imaging office on a 0.41 acre lot with brick construction. Property is on a shared lot with an adjacent medical office.
- **FENCED LOT WITH SIGNAGE:** Property features 63 shared parking spaces with 4 handicap spaces, signage in front and fencing around the front and rear.
- **COVERED ENTRANCE:** Fully covered entryway for easy dropoff with separate covered ambulance dropoff.
- **RECENT BUILDING UPDATES INCLUDING ROOF:** Two shield and electrical high voltage rooms good for MRI/CT or radiation, remodeled roof in 2024, new elevator system and equipment installed in 2024(Latest code), 3 new HVAC units 2019, 1 new HVAC unit in 2023. Interior renovated 2020 with new tile flooring, LED ceiling lighting, lifetime PVC stain free ceiling tiles, restrooms/breakroom updates in 2020 and 2023, fire alarm system & IT Cat 6 wiring, parking lot resealed in August 2026.
- **DENSE MEDICAL CORRIDOR:** Adjacent to Baycare St. Joseph's Hospital Campus, a major 874 bed facility with a level 2 trauma center, pediatric hospital, women's hospital and behavioral center. St. Joseph's emergency department sees over 100,000 annual patients.
- **PROXIMITY TO MULTIPLE RETAIL TENANTS:** Nearby national tenants include Starbucks, Chipotle, Bank of America, Burger King, KFC, Shell, 7-Eleven, Checkers, Dunkin, McDonald's and Many More.
- **STRATEGIC LOCATION:** Located within 3 miles of Raymond James Stadium, George Steinbrenner Field, Tampa International Airport and International Plaza/Bay Street. 3.5 miles from downtown Tampa with easy access to Interstate 275.
- **HIGH TRAFFIC COUNTS:** Immediately off of W MLK Jr Blvd, seeing 26,500 vehicles per day (VPD) and N Habana Ave, with 9,100 VPD.

PROPERTY PHOTOS // 2715 WEST VIRGINIA AVE



*Edited representative photo: Parking lot resealing is in progress.

OFFERING SUMMARY // 2715 WEST VIRGINIA AVE

\$2,750,000
LIST PRICE

\$320
PRICE/SF

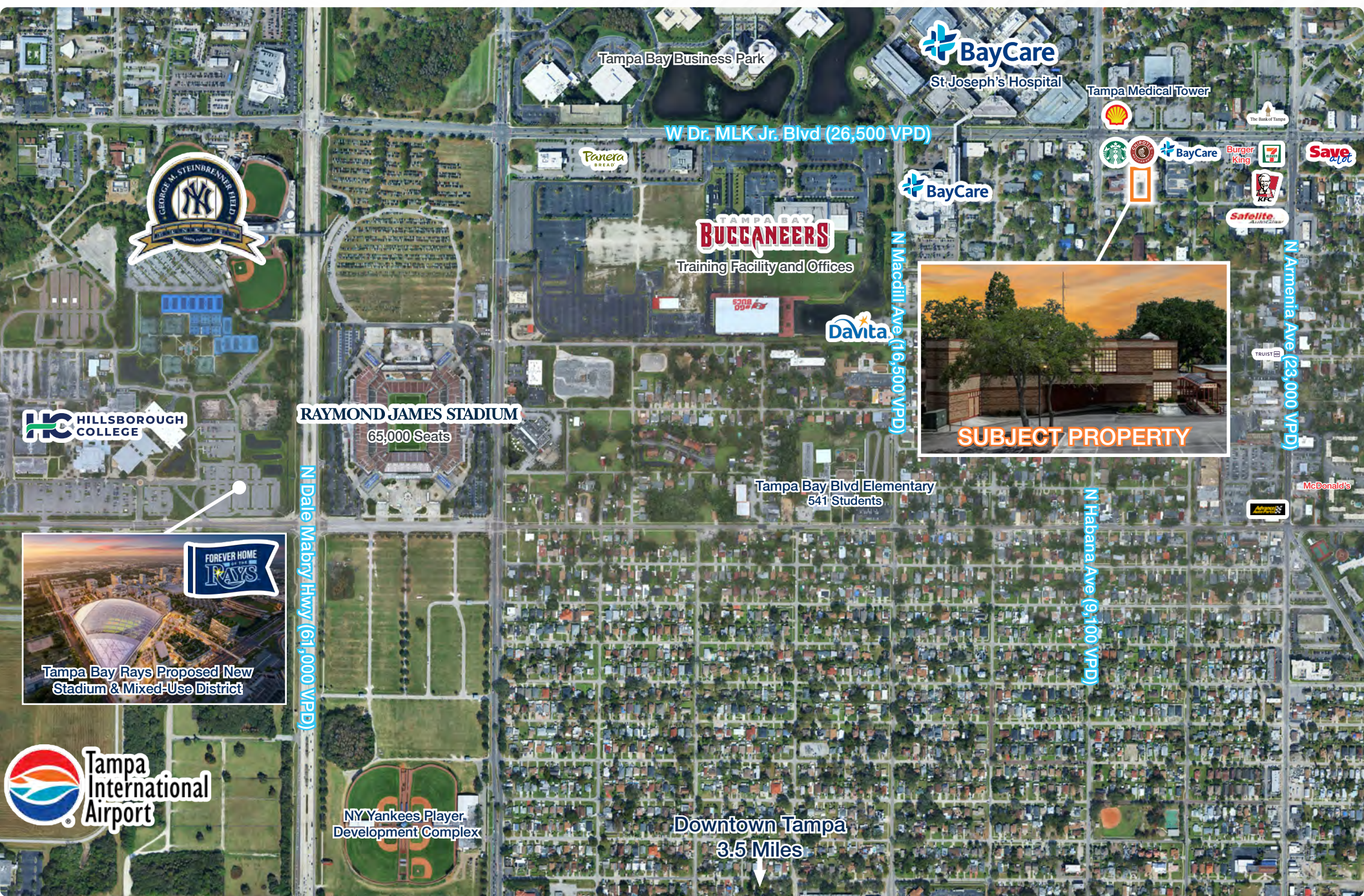
PROPERTY DESCRIPTION

Address:	2715 W Virginia Ave, Tampa, FL 33607
Year Built/Renovated:	1989/2020
Lot Size:	+/-0.41-Acres
GLA:	8,600-Sq. Ft.
Parking:	63 Shared Spaces
Parcel Number:	A1029183IV000000000220
Zoning:	PD (Planned Development)

Renovations & Upgrades: Two shield and electrical high voltage rooms good for MRI/CT or radiation, remodeled roof in 2024, new elevator system and equipment installed in 2024(Latest code), 3 new HVAC units 2019, 1 new HVAC unit in 2023. Interior renovated 2020 with new tile flooring, LED ceiling lighting, lifetime PVC stain free ceiling tiles, restrooms/ breakroom updates in 2020 and 2023, fire alarm system & IT Cat 6 wiring, parking lot resealed in August 2026.



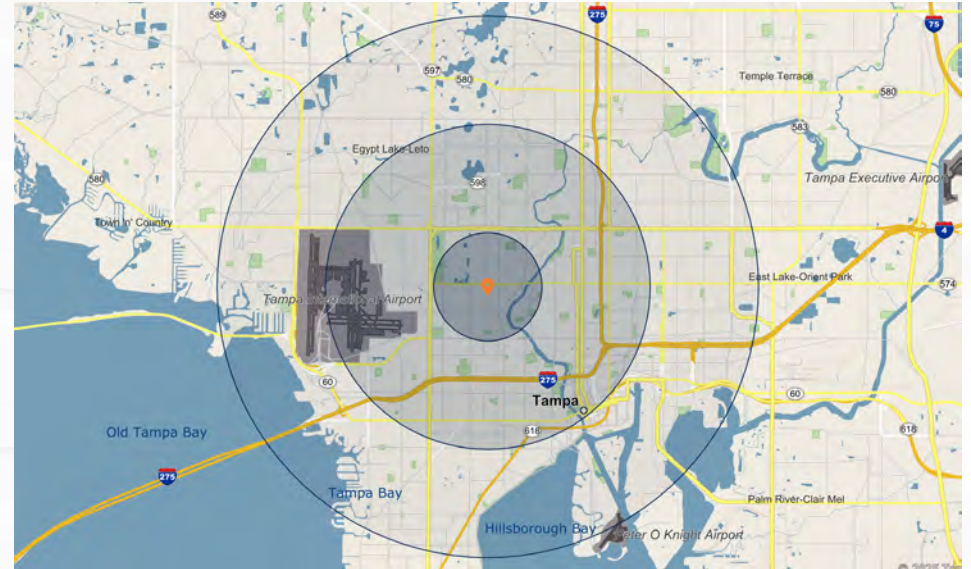
AERIAL // TAMPA, FL



DEMOGRAPHIC REPORT // TAMPA, FL

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	14,758	137,781	313,704
2025 Estimate			
Total Population	14,472	132,581	302,827
2020 Census			
Total Population	14,249	126,913	293,111
2010 Census			
Total Population	13,931	116,409	265,149
Daytime Population			
2025 Estimate	25,538	295,316	586,977
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	6,462	61,507	137,291
2025 Estimate			
Total Households	6,298	58,624	131,839
Average (Mean) Household Size	2.2	2.2	2.3
2020 Census			
Total Households	5,976	53,096	121,363
2010 Census			
Total Households	5,775	46,246	107,629
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	5.9%	8.9%	13.2%
\$150,000-\$199,999	5.7%	7.0%	7.5%
\$100,000-\$149,999	17.2%	15.9%	15.3%
\$75,000-\$99,999	14.7%	12.9%	12.7%
\$50,000-\$74,999	12.5%	13.9%	14.5%
\$35,000-\$49,999	11.1%	11.5%	10.5%
\$25,000-\$34,999	12.4%	8.5%	7.3%
\$15,000-\$24,999	7.5%	8.0%	7.3%
Under \$15,000	12.9%	13.4%	11.6%
Average Household Income	\$81,515	\$87,442	\$101,188
Median Household Income	\$63,733	\$68,475	\$82,518
Per Capita Income	\$35,965	\$40,640	\$45,573

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	14,472	132,581	302,827
Under 20	17.5%	20.6%	21.9%
20 to 34 Years	20.2%	26.6%	24.2%
35 to 49 Years	19.7%	20.1%	20.8%
50 to 59 Years	13.4%	12.1%	12.7%
60 to 64 Years	6.2%	5.5%	5.7%
65 to 69 Years	5.7%	4.6%	4.7%
70 to 74 Years	5.2%	3.7%	3.7%
Age 75+	12.1%	6.8%	6.3%
Median Age	44.0	38.0	38.0
Population by Gender			
2025 Estimate Total Population	14,472	132,581	302,827
Male Population	48.7%	49.4%	49.4%
Female Population	51.3%	50.6%	50.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	25.0	25.0	26.0



MARKET SUMMARY // TAMPA, FL

TAMPA-ST. PETE METRO OVERVIEW

Tampa Bay refers to both a larger metropolitan area and to the bay that extends inland from the Gulf of Mexico. The Tampa-St. Petersburg metro has over 3.3 million residents and spans four counties along the west coast of central Florida: Hillsborough, Pasco, Hernando and Pinellas. Northeast of the bay, Tampa — the county seat of Hillsborough County — is the most populous city with nearly 405,000 people. St. Petersburg follows; located on the peninsula near the mouth of the bay, it has over 260,000 residents. Robust job growth since 2020 has attracted new people to the metro, many of whom moved into higher-density redevelopment projects near city cores or larger master-planned communities in the suburbs.



METRO HIGHLIGHTS



FAVORABLE BUSINESS CLIMATE

A relatively low cost-of-living and economic development support a growing business landscape in the Tampa Bay-St. Petersburg metro.



PORT ACTIVITY

One of the Southeast's largest seaports, the Port of Tampa services passenger cruise ships and commercial freighters. The Port of St. Petersburg, the only superyacht marina on Florida's Gulf Coast, is also in the metro.



DIVERSE ECONOMY

High-tech industries as well as the tourism, military, finance and seaborne commerce segments drive the region's economy.

ECONOMY HIGHLIGHTS

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Tech Data, Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, with visitors drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.

DEMOGRAPHIC HIGHLIGHTS

2025
POPULATION

3.3M

2025
HOUSEHOLDS

1.4M

2025
MEDIAN AGE

43

2025
MEDIAN HHI

\$80K

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